

## LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

---

for May 10<sup>th</sup>, 2006 PLANNING COMMISSION MEETING

### Staff Report Updated May 2, 2006

**PROJECT #:** Waiver of Design Standard #06002

**PROPOSAL:** Waive Sanitary Sewer Design Standard 2.1 which states that "The transfer of wastewater from one watershed to another by any means, such as a lift station or construction of a sanitary sewer which cuts through the ridge separating watersheds, shall not be permitted."

**LOCATION:** General vicinity of South 84<sup>th</sup> Street and Rokeby Road.

**CONCLUSION:** This waiver request is a unique situation and generally conforms to the Comprehensive Plan, provided the applicants provide for the cost of oversizing the sanitary sewer and that there is adequate downstream sewer capacity, without requiring substantial additional infrastructure costs.

**RECOMMENDATION:** Approval – of area included in Comprehensive Plan Amendment 06002 subject to Developer Agreement to pay for the cost of oversizing the sanitary sewer.

### **GENERAL INFORMATION:**

**LEGAL DESCRIPTION:** South ½ and East ½ of Section 27-9-7, the North ½ of Section 34-9-7, the north ½ of 35-9-7 and all of Section 26-9-7 south of the railroad tracks, Lincoln, Lancaster County, Nebraska.

**EXISTING LAND USE AND ZONING:** Agricultural land with a few scattered houses, zoned AG Agricultural

### **SURROUNDING LAND USE AND ZONING:**

North:	Unincorporated village of Cheney	R-1, I-1 and H-3
South:	Agricultural	AG Agricultural
East:	Agricultural	AG Agricultural
West:	Acreage subdivisions	AGR Agricultural Residential

**ASSOCIATED REQUESTS:** Comprehensive Plan Amendment #06002

### **ANALYSIS:**

Note points 1 -12 of this report are repeated from CPA #06002 staff report. The application has three potential options of land being added to the Beal Slough basin from a basin that drains into Hickman:

Option A      380 acres between 70<sup>th</sup> and 84<sup>th</sup> on both sides of Rokeby

Option B      120 acres east of 70<sup>th</sup> and south of Rokeby

Option C      Up to 1,000 acres, including all the land in Option B, plus another 500 acres on the east side of 84<sup>th</sup> Street on both sides of Rokeby (excluding land in future Jensen Park)

1. This proposal is to waive Sanitary Sewer Design Standard 2.1 which states that “The transfer of wastewater from one watershed to another by any means, such as a lift station or construction of a sanitary sewer which cuts through the ridge separating watersheds, shall not be permitted.”
2. The Comprehensive Plan on page F 77 states  
  
*“The City’s collection system, in general, will continue to be a gravity fed system that is designed to accommodate urbanization of drainage basins and sub-basins. This system encourages orderly growth within the natural drainage basin boundaries. This policy encourages urban growth from the lower portion of the drainage basin and prohibits pumping of wastewater across basin boundaries. Explore alternative methods, such as lift stations, where practical.”*
3. The City has developed a temporary lift station policy. However, this area would not meet the criteria for that policy in that a lift station here would not be temporary. A trunk line to serve the “Hickman” basin is not even contemplated in the next 25 years or beyond. Also, the developer does not need a lift station to serve the eastern portion of this property.
4. There are five segments of sanitary sewer lines which were studied in terms of the potential impact depending on the number of additional acres served. The following segments were studied:

**“City Sewers” (Sewer Identification from Developer Agreement)**

- #1a From the Salt Valley main trunk line to S. 27<sup>th</sup> Street a major relief sanitary sewer line is already **under construction**. Fortunately, at least 1,000 acres can be added to the service area for this line without going over the capacity of the pipe under construction.
- #1b From 27<sup>th</sup> to 56<sup>th</sup> Street, south of Highway 2, the **existing** sewer line is already over capacity. The City has plans for a relief sewer line of approximately 24 inches in size to serve the planned future development in Beal Slough basin. This sewer line is in the recently released draft Capital Improvement Program (CIP) for construction in the year 2009-2009 from 27<sup>th</sup> to 40<sup>th</sup> Street and in 2011-12 for the segment from 40<sup>th</sup> to 56<sup>th</sup> Street. This sewer has capacity for additional 150 acres.
- #2 From 56<sup>th</sup> Street & Highway 2 to approximately 60<sup>th</sup> & Pine Lake Road there is an **existing** 27 inch sewer line. The City has no plans to improve this line.
- #3 From 60<sup>th</sup> & Pine Lake Road to S. 70<sup>th</sup> Street & Yankee Hill Road a 24 to 18 inch sewer line is **proposed** generally east of Village Gardens. This sewer line is under design and was to be bid in April 2006 at a cost of approximately \$1 million. However, due to some design

changes, it could cost up to \$1.5 million. The funds for this additional costs have not yet been identified. A portion of this sewer may have to be built by Krueger Development due to funding constraints with repayment in later years.

### **Developer Sewers**

A & B From 70<sup>th</sup> Street to Yankee Hill Road, then south approximately 3/4 mile to Rokeby Road. These **proposed** sewer lines will be built by Krueger Development with all sewer lines 10 inches or greater in size, eligible to be reimbursed through impact fees. The reimbursement is proposed for funding in the draft CIP in 2008-2009.

C to I All remaining extensions would be **new** sewer lines that are only needed if this Comprehensive Plan Amendment is approved. There is no funding for these sewer lines planned in the draft CIP, nor has the City considered building these sewer lines in the 2025 planning period.

5. The proposed sewer line wrapping around the hill would also serve land east of 84<sup>th</sup> Street, including the future Jensen Park and possibly serve part of unincorporated Cheney. However, the Cheney system is constructed to drain to the northeast into a series of lagoons in the Stevens Creek basin.
6. The developers have preliminarily identified approximately \$2.98 million of sanitary sewer improvement costs as part of the proposal to serve 1,000 acres. These costs are for sanitary sewers over 10 inches in size which is eligible for reimbursement under impact fees.
7. The City has stated that due to funding constraints and the fact that this additional area is not part of the natural drainage basin, the City could not recommend approval of this amendment unless the property owners fund all of the additional cost required to serve the additional area. The applicant has proposed a separate developer agreement in which the developer would pay for the oversizing. The details of this agreement have not been completely worked out at this time.
8. If this proposal is not approved, the developers would typically grade this land substantially in order to “push” the ridge line as much as possible. The applicant has stated this proposal could actually reduce the overall amount of earth moving.
9. In the Woodlands at Yankee Hill proposal at 84<sup>th</sup> and Yankee Hill the City had already tentatively agreed to a smaller scale proposal to transfer perhaps 60+/- acres from Hickman into the Beal Slough basin by grading and running a sewer through the hill. The approval and details showing how this could be done by gravity were not included in the Woodlands PUD approved by the Planning Commission.
10. This proposal would also “square off” the future city limits. Currently the ridge line of the Beal Slough basin would leave an area between 70<sup>th</sup> and 84<sup>th</sup> and Yankee Hill Road and Rokeby Road as unsewerable, even with substantial grading.
11. This proposal would be a more efficient use of future infrastructure investment. Eventually a water main would be built along 84<sup>th</sup> and Rokeby, and Rokeby Road would be paved from

70<sup>th</sup> to 84<sup>th</sup> Street. This additional area to be served would benefit from these improvements, without any additional cost. To serve the area ½ mile south of Rokeby, the existing asphalt paving might be useable, with some additional turn lanes, given that most of the traffic would use Rokeby Road.

12. This proposal adds to the number of acres flowing into the Salt Valley trunk line. This will impact the timing of the need for a Southwest Wastewater Facility (SWWF). The City is in the process of finding a location for this facility. With the current 2025 Plan, it is anticipated that the Salt Valley trunk line could serve all of Tier I without the need for the SWWF. However, by adding up to 1,000 acres, the SWWF could be needed earlier than 2025.

This waiver is associated with Comprehensive Plan Amendment #06002. At this time, the total area to be served and the sanitary sewer capacity is still under review. Depending upon the results of that review, whichever area is included in the Comprehensive Plan Amendment should also be approved in the waiver, if the developer agrees to fund the total cost of oversizing and extending the sanitary sewer.

Prepared by:

Stephen Henrichsen, 441-6374, shenrichsen@lincoln.ne.gov

**Date:** Updated May 2, 2006

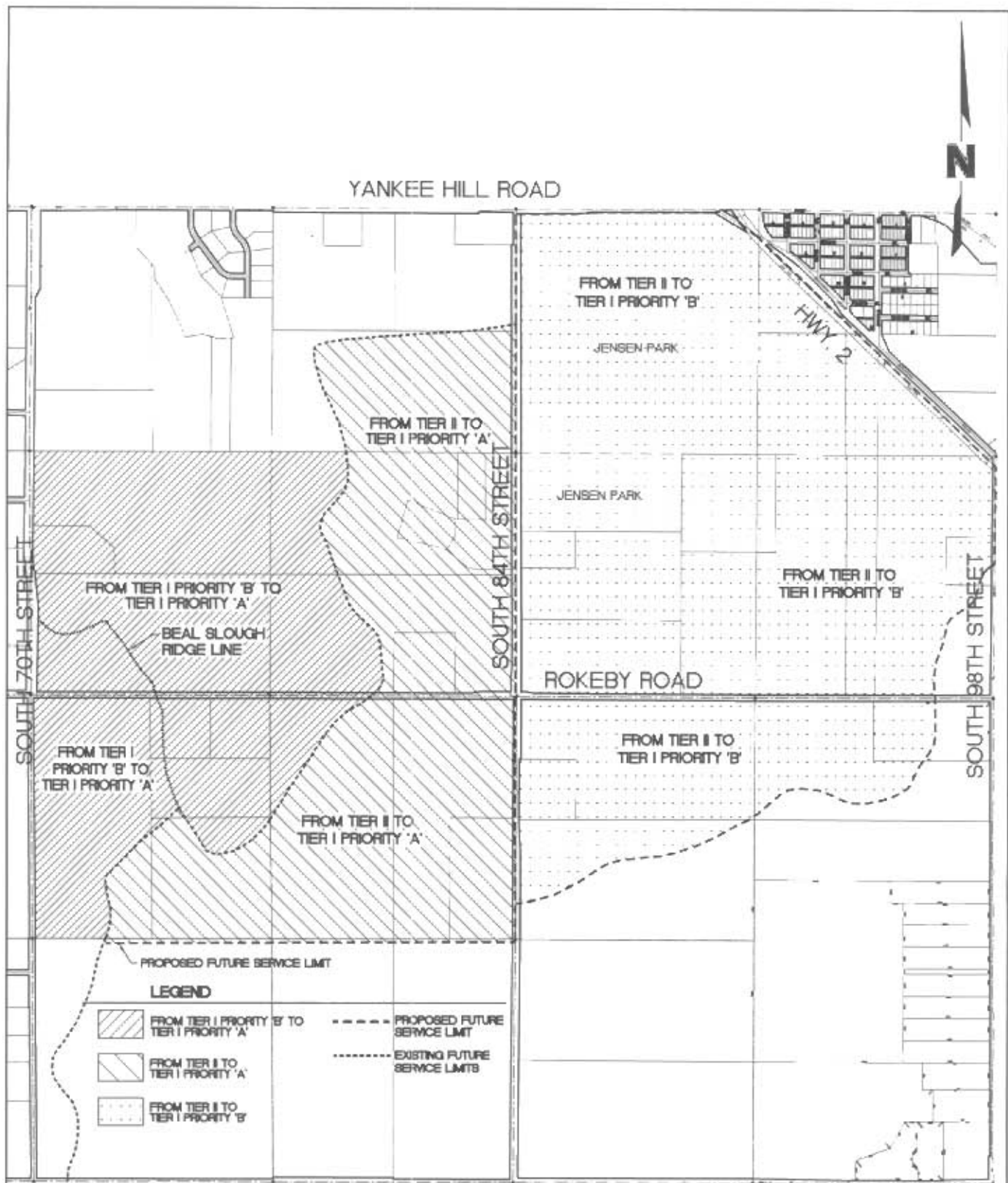
**Applicant:** Developments Unlimited LLP  
8020 O Street  
Lincoln, NE 68510

**Contact:** DaNay Kalkowski  
Seacrest & Kalkowski  
1111 Lincoln Mall, Suite 350  
Lincoln, NE 68508  
435-6000

**Owners:**

Option A	Developments Unlimited
380 acres	Dorothy Davis
	Catholic Bishop of Lincoln
	Carlton Talcott
	Marion Talcott
	Milton and Carol Talcott
	Fred and Janet Smith
	Bernita and Clinton Daharsh Trustees
	Jerry Stricker
	Lee & Mary Hunt (option to Krueger Development)

Option B 120 acres	Developments Unlimited
Option C 1,000 Acres	Owners in addition to those above: Talcott Land & Cattle Inc. Charles and June Marquardt City of Lincoln (future Jensen Park) Howard and Frances Kaye Lee and Mary Hunt Carlton Talcott Milton Talcott et al James & Sheryl Hunt et al Delmar & Florence Denison



drawn by: jds  
 checked by: -  
 project no: 2005-0020  
 date: 03/15/2006

# COMP PLAN AMENDMENT OPTION 'C' LINCOLN, NEBRASKA



Civil Design Group, Inc.  
 3901 Normal Blvd, Suite 203  
 Lincoln, Nebraska 68506  
 Ph. 402-434-8494 Fax 402-434-8493  
[www.civildg.com](http://www.civildg.com)

CONSULTING ENGINEERS • LAND USE PLANNERS  
 CIVIL DESIGN • SITE DEVELOPMENT • PLANNING AND ZONING

EXHIBIT

1



# Civil Design Group, Inc.

Consulting Engineers & Land Use Planners  
Civil Design • Site Development • Planning & Zoning

March 2, 2006

Mr. Marvin Krout  
Director of Planning  
City of Lincoln /Lancaster County  
555 South 10<sup>th</sup> Street, Room 213  
Lincoln, NE 68508

Re: S 84<sup>th</sup> & Rokeby Road – Waiver of Design Standards  
CDG Project No. 2005-0020

Dear Marvin:

On behalf of Developments Unlimited, LLP, I am submitting a waiver of Sanitary Sewer Design Standard Section 2, 2.1 – Drainage Area Restriction, to request transfer of wastewater from one watershed to another by means of a sanitary sewer that cuts through the ridge separating the watersheds. The area which would be subject to this waiver is detailed on that attached exhibit and is consistent with the area submitted in two previous Comprehensive Plan Amendments (Option "A" and Option "B") for the properties generally located near S. 70<sup>th</sup> and Rokeby and S. 84<sup>th</sup> and Rokeby.

In conjunction with this submittal we submit the following information:

Waiver of Design Standards Application  
Waiver of Design Standards Filing Fee - \$125.00  
Sanitary Sewer Waiver Exhibit

I hope that this letter in conjunction with the exhibit provide you with enough information to review this waiver. This waiver is indented to apply for both Option "A" and Option "B" of the Comprehensive Plan Amendment that was submitted on these sites. In an effort to facilitate the review process, please feel free to call me at (402) 434-8494 so that I can address any questions you may have.

Sincerely,

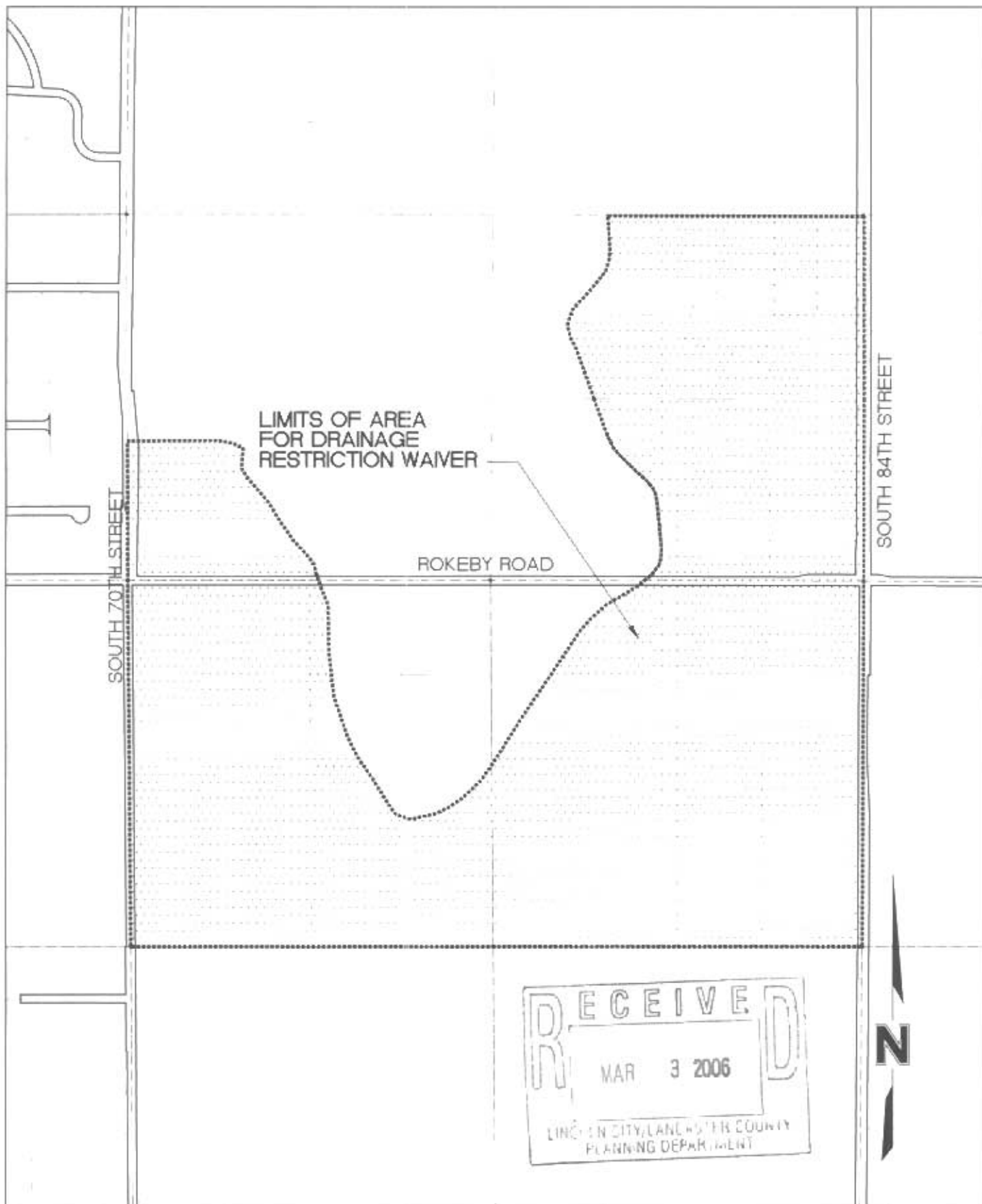
Mike Eckert, AICP

Encl/jds

cc: Developments Unlimited, LLP  
Seacrest & Kalkowski

F:\Projects\2005\20050020\landplanning\Doc\planning\_submittal-03-03-06.doc





drawn by: jcs  
checked by: -  
project no: 2605-0020  
date: 03/02/2006

SEWER WAIVER  
EXHIBIT  
LINCOLN, NEBRASKA



Civil Design Group, Inc.  
3901 Normal Blvd., Suite 203  
Lincoln, Nebraska 68506  
Ph: 402-434-8484 Fax: 402-434-8482  
www.civildg.com

CONSULTING ENGINEERS • LAND USE PLANNERS  
CIVIL DESIGN • SITE DEVELOPMENT • PLANNING AND ZONING

EXHIBIT

1